132 HOUSES TO RENT FURNISHED

OR UNFURNISHED 3-ROOM COTtage, Langford, pensioners. Phone EV 4-5500.

MODERN COTTAGES. WINTER rates. Trailer space. GR 8-1823.

133 HOUSES TO RENT UNFURNISHED

300 Catherine St.—$65
EV 5-4574.

OAK BAY, THOMPSON AVENUE. Modern bungalow with large living room, dining room, 2 good bedrooms, hardwood floors, kitchen wired, full basement, separate garage, nice garden mostly lawn. $80 per month. On lease 1 year or longer. No children.

2202 COOK STREET. Duplex suite suitable for couple. Living room with hardwood floors and open fire, bedroom, kitchen, dinette, bathroom, basement with garage. $70 per month, 1 year lease required.

27 SAN JOSE STREET. Revenue property, 3 suites, each with 2 rooms and kitchen. Tenant to pay $100 a month with privilege of subletting 2 suites.

4037 CUMBERLAND ROAD. 1-bedroom bungalow with oil heater and coal and wood range. $50 a month.

Apply P. R. Brown & Sons Ltd., 1112 Broad Street. Phone EV 5-3435.

CHILDREN O.K.

TWO-BEDROOM S BY S DUPLEX—Jubilee area; range and frig; April 1. $85.

3-BEDROOM HOUSE, ESQUIMALT—Oil furn. Wired for range. Nice residential area. $100.

QUADRA-TOLMIE — 4-room duplex, gas range. Vacant. $60.

1029 TOLMIE AVE.—3 rooms, gas range. $53.

HIGH LOCATION — Beautiful view. Large 3-rm suite; gas range, heat inc. $85; also smaller 3 rm suite. $70.

ADULTS

4-ROOM UPPER DUPLEX—Stadacona Dist. 2 bedrooms, heat and range inc. $75.

905 McCLURE—1-bedroom duplex, gas range, vacant. $65.

BROWN BROS AGENCIES LTD.
1125 Blanshard St. EV 5-8771

High Quadra—Modern bungalow, 2 bedrms, full bsmt, oil heating. Rent $90 per mo.

Forbes St.—2-bedrm bungalow, bsmt, garage. Rent $75.

Side-by-side duplex.—2 bedrms, bsmt, close in. Rent $85 per mo.

Fairfield—Modern 2-bedrm unit, bsmt, garage; near park. Rent $75 per mo.

Apply
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

CLOSE IN—JAMES BAY

Lovely, large 3-rm, ground-floor ste. April 1. $75, less $15 for caretaking. Heat and light included.

ALSO

Large 2-bedrm, ground floor (4-rm) duplex. Needs decorating. C and W range. $60. Light included. (Big yard.) Dickie & Co., 833 Fort. EV 2-4312.

FOUL BAY ROAD—Two-bedroom home, living room with fireplace, dining room, kitchen, full basement with wood and coal furnace. $75 per month. Available April 1.

Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

6 ROOMS ON PEMBROKE, NEAR Jubilee Hospital. Available immediately. $80 per month.

6 rooms at 3135 Earl Grey Street—oil heat, 2 bathrooms (2 rooms sublet at $40 a month). Total rent $90 a month. Available immediately.

THE CANADA PERMANENT TRUST CO.
714 Fort Street EV 4-9375

IMMEDIATE POSSESSION, 3 BEDroom, oil heat bungalow. Full basement, drive-in garage. 6 months old. By Gorge Vale Golf Club. $100 per month. Western Homes Ltd., 611 Yates Street. EV 2-2157.

DUTCH-STYLE HOME. HANDY location, ideal condition. 1 bedrm, living room with fireplace, electric range. Venetian blinds. Garage. Nice garden. Suitable to working or retired people. $80 a month. April 1. EV 2-5240.

FOR RENT, 3080 ALBANY ST. $85 a month. Living room, dining room, kitchen, den on first floor, three bedrooms and bath upstairs. Garage in full basement. Coal and wood furnace. EV 5-2108.

SIDE-BY-SIDE DUPLEX, 3 RMS, close in, oil range, $60. Modern 2-bedroom bungalow, automatic heat, garage. $90. The City Brokerage, 1018 Blanshard Street. EV 4-5022, EV 4-5016.

BRAND NEW
Duplex, lower, 2 miles from city centre, off Douglas, 1 bedroom, utility room, electric range and heat. Children welcome. $75. 3496 Short St., anytime.

1004 PEMBERTON RD., CLOSE to Fort St., buses and junction shopping. Spacious upper duplex suite, wall-to-wall carpet, electric stove and frig. Adults. $90. EV 5-1755.

NEAR JUBILEE HOSPITAL AND Oak Bay border. 2-bedroom bungalow, redecorated, $65. Elderly couple preferred. GR 7-3650.

3-BEDROOM HOME, SALT Spring Island waterfront. Consideration given for caretaking duties. EV 2-9368.

VIEW ROYAL ONE-BEDROOM house. Large living room with fireplace, kitchen, dinette. $45. Phone GR 9-3968.

CADBORO BAY — COMPACT 1-bedrm cottage, hot-water heating. Close to everything. Rent $70. Swinertons. EV 3-7181.

SPACIOUS, MODERN 5-RM MAIN floor. Bsmt, garage. Range, drapes, garden care, auto heat supplied. $95. EV 3-8626.

3-BEDROOM, SXS DUPLEX, 212 St. Lawrence Street. Oil range and heater, children accepted. $72.50. Mr. Betts, Johnston & Co. EV 5-2471.

MODERN BUNGALOW, QUIET, residential district, Esquimalt, near golf course. Auto oil heat, carport, storage and utility room. EV 5-8203.

2 BEDROOMS, PARTLY FURnished, 6-mile circle. Apply E. E. Heath, 625 Yates St.

4-ROOM HOME, WEST SAANICH Road, electric range, oil heater. $50 a month. GR 9-3705.

2-BEDROOM HOUSE, FULL BASEMENT, hot-water heat. EV 5-4168 after 5.

APRIL 1, FAIRFIELD, DE LUXE 3-bedroom duplex, $110 month. EV 2-9888.

1468 DALLAS — WATERFRONT elder 3-bedroom; fireplace, electric range, oil heater, garage. $65.

1-BEDRM S-BY-S DUPLEX, April 1. Oil range. $30. GR 4-2059.

134 HOUSES WANTED TO RENT

BUSINESS MAN AND FAMILY wish to rent small bungalow, duplex, in Oak Bay, Fairfield or along seafront. Two bedrooms and garage required. Willing to pay $55-$65 rental. Need immediately. Phone Mr. Warne, H.B.C., Dept. 724, or Windsor Motel after 6 p.m.

2-BEDROOM HOUSE, PARTLY furnished. Colquitz area with chicken coop and some acreage. Phone GR 4-1859 anytime.

3-BEDROOM HOUSE, OAK BAY, Cadboro Bay or Mt. Tolmie. Careful tenants. GR 7-1807.

WANTED TO RENT WITH OPTION to buy, 2 or 3-bedroom house with full basement. EV 5-7992.

APPROX 4-ROOM HOUSE, UNfurn, Esquimalt dist preferred. Not too high rental. EV 3-6290.

3 BEDROOM, UNFURNISHED house, near Sidney. GR 5-2711, 9 to 4.

137 HALLS, STORES, OFFICES, TO RENT

OFFICE SPACE FOR RENT DOWNdown. Fort and Broad. Phone office hours. EV 4-3015.

FOR DOWNTOWN BUSINESS LOcations, wholesale or retail, stores or offices, at reasonable rentals, apply J. R. L. Burridge, VE 3-7174, F. N. Cabeldu Ltd., eves. EV 7-6645.

OFFICES, CENTRAL, AS LOW AS $15 per month. 1006 Government Street, Room 120, or EV 4-6651, or after 11 a.m., EV 3-3990.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

OFFICE FOR RENT — 600 SQUARE feet of modern, heated, office space in downtown building. Janitor, service included. Lease to suit tenant. $125 per month.

Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

OFFICE SPACE WITH PHONE-answering service and optional display space or bookkeeping service. EV 3-6321.

141 MORTGAGE LOANS

NEED CASH?
Get $25 to $3000
FOR YOUR SPRING NEEDS!
Phone EV 5-6774
2018 DOUGLAS ST.
SEABOARD FINANCE CO.
OF CANADA LTD.

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:

Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5117

MONEY TO LOAN

We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.

P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec. house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

WE SPECIALIZE IN DISCOUNTING for cast. exising mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co. Ltd., 629 Fort Street. EV 4-9335.

PRIVATE AND COMPANY FUNDS for first mortgages. Current rates. Quick action. F. N. Cabeldu Ltd. EV 3-7174.

142 WANTED TO BORROW

SECURITY — PROFIT

Invest your idle funds in 1st mortgages. The following is a selection of those we have to offer:

$1,500 at 7½% repayable $20 per month.
$2,500 at 7% repayable $35 per month.
$3,500 at 7% repayable $35 per month.
$4,000 at 7% repayable $45 per month.
5-year terms.

For particulars about these and other mortgages consult Lars Westman, Mortgage Dept., Northwestern Securities of Victoria Ltd., 631 Yates at Broad. Phone EV 5-6741.

145 BUSINESS OPPORTUNITIES

APARTMENT BUYERS
16 Large Suites
11 Large Suites

TWO OF THE BEST, GENUINE QUALITY BUILT APARTMENT BUILDINGS IN VICTORIA. IMMACULATE PROPERTIES. BUILT 2 YRS. BARGAIN PRICE FROM BUILDER

Large well-finished de luxe suites—living rooms from 17 to 25 feet, 20-yr bonded roof, all copper flashings. Zoned automatic hot-water crude-oil heating. Genuine imported hall carpet. Colored high-grade bathroom fixtures. Youngstown kitchens. 22 large garages. Landscaped grounds. Sprinkler system. Fully occupied since built. Sell separately. No agents.

Genuine enquiries apply to builder, OAK BAY HOLDINGS. EV 4-6888

Unheard of Opportunity

LICENSED HOTEL NETTING $11,000 PER YEAR WHICH CAN BE EASILY INCREASED. Excellent building, top equipment included in asking price of only $68,500. ONLY UNFORTUNATE CIRCUMSTANCES FORCE SALE. THIS IS AN OPPORTUNITY WITH TREMENDOUS POTENTIAL FOR SOMEONE WILLING TO TAKE ADVANTAGE OF IT. Vendor will actually consider ALL OFFERS. Try your clear title home plus cash. No telephone information for an appointment please. Call BRUCE CARTWRIGHT or BILL HODGSON at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

BONA FIDE Cash Business— Hard Goods

Well established city location, close in, low overhead, ideal operation, hours 9 - 6 p.m. Stock approximately $10,000. Excellent net income. Full particulars, terms, reason for selling, etc. Please call Mr. Houston, EV 5-3435, res. EV 5-6476.

P. R. BROWN & SONS LTD.
1112 Broad St.

REVENUE

7 SUITES—ROCKLAND—$30,000
18 SUITES—CITY $55,000
7 SUITES, NEW—CITY $55,000
8 & STORE—FAIRFIELD $38,500
ROOMING HOUSE $18,000
7 RENTALS $16,500
And several other good investments.

Full particulars,
Jack Brown, EV 4-9976;
Jack Middleton, GR 9-4327.

PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

SIX-SUITE APARTMENT

WALKING DISTANCE SHOWS GOOD RETURNS ANXIOUS TO SELL.

ONLY $35,000

Please call R. E. Hills, EV 5-3435, res. EV 3-6918.

P. R. BROWN & SONS LTD.
1112 Broad St.

CAFE & COFFEE SHOP

Clean, well equipped and always busy. 18 stools, 5 booths. Close 5 p.m. Just right for you and your wife to operate. Full price $5500

Stan Hyland, EV 4-9305, Res. EV 3-3520.
Financial Survey Limited

145 BUSINESS OPPORTUNITIES

GOOD CITY FRONTAGE

TWO SPACIOUS GROUND FLOOR PREMISES IN BUSY PEDESTRIAN AREAS NEAR GOOD PARKING. SUITABLE FOR SHOWROOMS, INTERIOR DECORATING OR PHOTOGRAPHIC BUSINESS.

FOR FURTHER PARTICULARS PLEASE CONTACT
J. H. Ford EV 5-3411 Larry Wagner

KER & STEPHENSON LTD.

VANCOUVER ISLAND TOURIST RESORT

8 4-Star cabins and de luxe 6-rm. stucco bungalow for owner. 4¾ acres of choice property with approx. 650 ft. sea frontage, including foreshore rights. 200 ft. floats, 140 ft. pier, 12 rental boats, marine gas and Evinrude franchise, small boathouse, marine ways, tractor, pickup truck, power mowers, etc. Everything in top condition and fully equipped. Operated by owner for 10 years and first time offered. An outstanding opportunity at $72,500

S. W. Anderson, EV 4-9350, Res. EV 2-8917.

FINANCIAL SURVEY LIMITED

10 SUITES EXCLUSIVE AREA CLOSE IN

This self-contained, self-operating apartment is in beautiful condition throughout and shows a better-than-average return on your investment. Tenant changes are few and operating costs are low. Over $8,000 yearly is your net return and the owner will consider reasonable down payment or property in trade if priced right. Full statement available at office.

Full price $70,000

Call Mr. James, Western Homes Ltd., EV 2-2157 anytime.

HARDWARE STORE

IMMEDIATE POSSESSION

FIRST CLASS DISTRICT.
ALL GOOD. CLEAN STOCK.
LOW OVERHEAD. GOOD LEASE.

Don't fail to see this.
Full price $9500

Call Walter Amos, EV 4-6606

ALFRED CARMICHAEL CO. LTD.
1239 Broad Street EV 4-7341

RESTAURANT LICENSED PREMISES

$6,000 DOWN.

Established business offered here to experienced restaurateur interested in a full-time occupation. Present turnover in excess of $100 per day. Rent after partial sublet only $75. Seating capacity approx 70 but lends itself for expansion for more booths. Offer to $13,000 for quick sale.

L. S. Yeo, EV 2-7276 anytime or eves. res. EV 5-5998. Town & Country Homes Ltd., 851 Pandora.

OAK BAY 7 SUITES

Premium location. Spacious de luxe 2-bedroom owner's suite available. Will gross over $8,000. Approx. half cash to handle. Full price $70,000.

EXCLUSIVE LISTING
D. E. Wilkinson,
EV 4-8124, res. GR 5-2610.

PEMBERTON, HOLMES LTD.
1002 Government Street

GROCERY Living Quarters

City located store containing equipment and stock well in excess of the asking price of only $3,000, and with 4-rm living quarters, on lease at only $75, including store, make this a snap for someone.

L. S. Yeo, EV 2-7276 anytime, or res. EV 5-5998. Town & Country Homes Ltd., 851 Pandora.

"FLOWER AND GIFT SHOP"
Excellent opportunity for a good investment in a small but attractive business which has many luxury fittings and guaranteed stock. This Government Street flower and gift shop is a tourist attraction in itself. Call Aksel Petersen, EV 5-6741, Northwestern Securities of Victoria Ltd.

DOWN TOWN. New, very modern apartment block or motel. This is a convertible either way. As an apartment block it is netting over $7,400 annually. Be smart switch over to motel and double your money. This is an EXCLUSIVE listing and well worth investigating.

Peter Brown EV 4-5022, EV 4-5537

THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022, EV 4-5016

AUTO COURT
8 rental units and separate owner's dwelling, overlooking San Juan Islands on Saanich Peninsula on new Sidney Ferry route. (Six-mile circle). By owner, as is (no agents). $15,000 handles. Equal value exchange, equity and cash. No phone particulars. Appointment to view. GR 7-2023.

GROCERY & CONFECTIONERY
$1,500 down, plus stock at inv. Turnover $2,500 per month. Can be increased. Stock approx $1,000. Easy rent on lease. For full particulars phone Stan Hyland, EV 4-9305; res. EV 3-3520. Financial Survey Ltd.

THE BEST COFFEE SHOP OFfered in Victoria for a long time. Excellent returns. First class in every respect. No phone information. See Mr. Jones, Jones and Scott, 332 Yarrow Building. Phone EV 3-3723 or res EV 3-2262 for appointment.

BEAUTY PARLOR
New premises. Lease. In Shelbourne shopping centre. Serves 5,000 homes. Sept. 1 opening. For information write: Capital Holdings Ltd., 789 West Pender, Vancouver 1, B.C. Phone MU 4-5141.

CAFE
New premises. Lease. In Shelbourne shopping centre. Serves 5,000 homes. Sept. 1 opening. For information write: Capital Holdings Ltd., 789 West Pender, Vancouver 1, B.C. Phone MU 4-5141.

MEDICAL OFFICE
New premises. Lease. In Shelbourne shopping centre. Serves 5,000 homes. Sept. 1 opening. For information write: Capital Holdings Ltd., 789 West Pender, Vancouver 1, B.C. Phone MU 4-5141.

5 RENTAL INCOME PROPERTY
Walking distance to city, park and sea. Consistent gross revenue $2,500 per annum. Full purchase price $11,250. Owner, Victoria Press, Box 2021. No agents.

SERVICE STATION WANTED — Experienced operator wants to lease or lease with option to buy service station in Victoria, Duncan area. Victoria Press, Box 2036.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams, Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236.

SERVICE STATION FOR LEASE. 1st class location. Very good existing business. P.O. Box 296, Victoria.

WANTED TO BUY A GROCERY store, close in. Victoria Press, Box 2037.

$300 DOWN—DUPLEX OR STORE, upper half finished, highway frontage at Sooke. $7900. EV 5-5523.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

LUMBER AND HARDWARE COUNTRY STORE

A GROWING BUSINESS IN A GROWING COMMUNITY. WILL PROVIDE EXCELLENT LIVING. FULL PARTICULARS AVAILABLE ONLY ON PERSONAL APPLICATION TO:

Larry Wagner J. H. Ford
EV 5-3411

Ker & Stephenson Limited

4 SUITES $2600 DOWN $2600

Revenue from this well-kept FURNISHED property is $215 per mth. 3 bathrms, 4 sep meters, sep ent to 3 suites. Full bsmt, automatic heat. LOCATION walking distance to town in excellent rental area, never a vacancy. A good buy at the low price of $14,750

Mr. Holland of Swinertons
EV 3-7181 res. EV 4-7659

HARDWARE

Going concern. Situated in good area with no opposition. Gross turnover $23,000 annually.
Asking only $9500

Price includes all stock.
Len LeDoux, EV 5-9765.

FAIRFIELD REALTY.

ATOM LUMBER COMPANY LTD.

Apply 210 Esquimalt Rd. See P. S. Sangha. Agents welcome. EV 2-2249.

COFFEE SHOP, SEATS 43. MODern equipment. Soft ice cream, fish and chips. 263 Menzies St.

MAJOR OIL COMPANY HAS SERVice station for lease, some capital required. Victoria Press, Box 2054.

147 EXCHANGE REAL ESTATE

OLD FOR MODERN

Trade in your house as down payment on this modern 3-bedroom home with extra lot in the Colquitz area. Pick up your phone now and call AKSEL PETERSEN EV 5-6741 for appointment to view. Northwestern Securities of Victoria Ltd.

SELL OR TRADE FOR CITY property, 45 acres, Lantzville. Good buildings, fully equipped. Make good farm, or subdivision. Price $25,000. Good discount for cash. F. Hadson, Lantzville, B.C.

EXCHANGE OR SWAP EQUITY, modern 2-bedroom home, North Vancouver for 3 or 4-bedroom with acreage near Victoria. No agents, please. EV 3-0583.

148 LISTINGS CANCELLED

NOTICE
The property at 1407 Fairfield Rd. is now listed for sale exclusively with Johnston & Co. Ltd., 1306 Broad St.

149 LISTINGS WANTED

LIST WITH RITHET

706 Fort Street EV 2-4251

DUPLEX TRIPLEX OR FOURPLEX

Have client with substantial down payment. Requisites — a good neighborhood and at least 10% net return. Will consider up to $20,000. Call Mrs Horth, Saanich Realty Ltd., Phone GR 9-1195 or GR 5-2119.

FAIRFIELD OR OAK BAY
Cash client now resident in auto court recently sold his Oak Bay home, urgently requires 2-bedroom home with basement and Oil-O-Matic heating. Price range $11,000 to $12,500. Please do not call unless your home meets these requirements.

ERIC MACFADYEN
Northwestern Securities of Victoria Ltd. 24-hr telephone service.

NOW IS THE BEST TIME TO sell and we have buyers waiting. Perhaps your home is just what they want. Our services are available, quick action, concentrated effort, early results. Deal in confidence. Phone C. A. Ross anytime, except Sunday, at GR 8-1817, King Realty, EV 2-2131.

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

150 HOUSES FOR SALE

RANDALL'S LIMITED SPECIALS

Fairfield de luxe six-room bungalow, oil heat, lovely garden, walking distance to city centre. The living room is 24 feet long the master bedroom 16x16—aged 7 years. Being sold by a spotless housekeeper and must be sold this week because of illness. Asking price is $16,750

See this and make a reasonable offer.

MOUNT TOLMIE NEARLY $8950—NEW

On terms, this is the best buy of the area. Good-sized living room, 2 bedrooms, oil furnace, no basement. An excellent home for two. Really you should see this. Terms.

Phone Mr. Randall,
Evenings EV 2-5447

George Randall Ltd.
1309 Douglas St. Phone EV 4-8109

FOR ABSENTEE LANDLORD, 3 self-contained, 3-room suites. Good rental location. Nets 12%. $11,500, terms. GR 7-3036.

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED

1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

SPRING SPECIAL

High and quiet, near Cedar Hill golf course. Lovely large living room with FP, full wall bookcase; good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pc bathroom, full cement bsmt with panelled rumpus room with fireplace. OOM hot water heat. Lovely lot. Sep garage. BARGAIN PRICE with terms $12,650

Cec Pearce, EV 5-8771; Res., EV 5-4621

GORDON HEAD FINE HIGH LOCATION

MODERN STUCCO, 3 bedrooms LR 18x15, DR 8x11, full basement, O-O-M heating. A dandy spot to raise your family. Taxes $158. Down payment $3,800. Full price $13,000

Mr. Hill, EV 5-8771; Res., EV 3-7585

OAK BAY APT. DE LUXE CO-OP BLOCK
Beautiful Ocean Views

Very spacious suite, containing LR 24x14, DR 9½x10, 2 good-sized bedrooms; kitchen, 4-pce bathroom; through hall. Terms to be arranged. Priced right at $19,500

Mr. Hill or Mr. Pearce, Res., EV 3-7585 or EV 5-4621. Days EV 5-8771.

FERNWOOD-HAULTAIN

4½-room stucco bungalow consisting of living room with oak floor, 2 bedrooms, cabinet kitchen with nook, full cement bsmt, hot-air heat. Separate garage. Close to bus, schools and stores. Full price $8700

Please ask for Mr. Lawson, eves. EV 2-4867; days EV 5-8771

UNIVERSITY AREA $2500 DOWN

Balance like rent will buy this lovely 4-yr-old stucco home, consisting of large LR with FP, DR, 2 spacious bedrooms and a third which is panelled and used as a den. Attractive and convenient kitchen, attached garage, full cement bsmt, 26x13 plastered rumpus room, oil heat. Back is blacktopped and would park many cars. This home has terrific views and don't forget a 5¾% mortgage. Full price with $2,500 DOWN $14,900

Please ask for Mr. Lawson. Eves. EV 2-4867. Days EV 5-8771.

THERE ARE MANY HOUSES

But few real HOMES. Let me show you this exceptionally well designed house with every feature planned for comfort and happy living. 3 good sized bedrooms, all with built-in features. 4-pc bathroom with colored fixtures, kitchen which would do any housewife proud. Loads and loads of cupboards and eating bar. The large living room and dining room feature wood panelling. A cedar panelled rumpus room has a fireplace. This house is located in the 2½-mile circle in one of the most sought after districts. $19,750

EXCLUSIVE LISTING. For more details phone JIM RANSON, EV 5-8771, Res. EV 5-6614.

FRASER BISCOE

750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

COLQUITZ

2 bedrms and den plus large living room, modern kitchen, drive-in garage. Oil hot-water heat. $2,750 down, $80 per month.

COLQUITZ INTERURBAN

5-roomed home, excellent condition. Oil hot water heat, good garden, large lot. A home you would be proud of. Yours for $1,500 down and $85 monthly.

Phone Alex MacLean for information and to view.

FRASER BISCOE
EV 3-9843 Evenings EV 3-7243

VICTORIA REALTY LTD.

1115 DOUGLAS STREET

CHILDREN'S SPECIAL BRAND NEW—$12,800

This three-bedrm home is half block to grade school. If you like your little ones home for lunch you will love this home. LR with fireplace, dining rm, cab kit with nook. Full high daylight bsmt. Oil-O-Matic heat. Best buy in town.

R. O. Ney, EV 2-9145 or (eves.) EV 4-5406.

CITY!

Being constructed now. Ready in 6 weeks. A smart, 3-bedroom NHA home. Only $2,000 down. Near College and Lansdowne Jr. High School. Small lot—not too much gardening to do. Call me now to see this home, being built by one of the better contractors in this city. Call J. A. Dunick, EV 2-8145 or (eves.) GR 9-3395.

STUPENDOUS NHA 3-BEDRMS $1950 DN

This beautiful NHA home has just come on the market and has many luxurious features. Living room with fireplace, raised hearth, family-sized dining room, cabinet kitchen, breakfast nook, mahogany cupboards, exhaust fan; 4-pc bath, built-in vanity; large bedrooms, sliding doors in bedroom and pocket doors in other main rooms. Full cement basement with fireplace. Drive-in garage. Located in choice area, close to high school and elementary school. Wonderful bus service and shopping. This home has many other extras and will be sold quickly it's so pleasing. Phone me anytime.

Vic Wilson, EV 2-9145 or eves. GR 7-1178.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

ONLY $2500 DOWN PAYMENT

For this immaculate 2-bedroom bungalow.

DRIVE BY 3932 QUADRA

Beautifully landscaped grounds. Handy to all conveniences. For appointment to inspect call

BERT DAYKIN
EV 5-3411 EV 2-0255

PARKLIKE GROUNDS UPLANDS

A very attractive home for retired couple—large living room, separate dining room, den with fireplace. Two bedrms and 4-pc bathrm. Bright electric kitchen, utility and extra plumbing in part basement. Auto-oil HW heating. A very well constructed home in an excellent location. VIEW BY APPT ONLY PLEASE. Price $26,500

EV 5-3411 Mrs. Harvey EV 4-5149

WATERFRONT OPPORTUNITY
2 ACRES — ON BEACH
$29,500

Tudor style, 1½ storeys, LR 16x20, with granite fireplace, overlooking sea. DR 12x14; 3 bedrooms, double plumbing. Basement, play room, HW heated. Woods, orchard, formal gardens. Almost 200 feet on good beach in Gordon Head.

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
909 GOVERNMENT STREET

NEWSTEAD REALTY LTD.

766 Fort Street EV 2-8117

HERE IS VALUE

1,150 sq. ft. of good comfortable living in this NHA built 3-yr-old home, comprising thru hall, LR, DR, 3 bedrms, elect kit, 4-pc bath, full basement, oil heat, DJ garage, nice lot, quiet street. Monthly payments of $81.71 includes taxes. $12,950

Full price
Mr. Higgins, EV 2-8117,
Eves. EV 2-9078.

BEAUTIFUL CRESTVIEW

PANORAMIC VIEW OF CADBORO BAY

Lovely combined LR and DR with Swedish fireplace. Pass window to large kitchen with cupboards finished in natural colored wood. Three bedrooms, bathroom, and reception hall complete main floor. Finished rumpus with fireplace, den, extra plumbing on lower level. Many other points of interest in this beautifully finished home. $26,500

Asking price
G. H. E. Green, EV 2-8117,
Eves. GR 7-1427.

$2500 Furnished or Unfurnished

Beautiful landscaped comfortable 2-bedroom home, elec cabinet kitchen, full basement, auto oil heat, close to all conveniences. Immediate possession. Good terms and low taxes.

Furnished $12,500
Unfurnished $11,500

Call Mrs. Seguin, EV 2-8117 or eves. EV 4-3536.

C.N. Montague CO. LTD.

1028 Blanshard at Fort EV 4-9318

ALBERT HEAD LOW DWN PAYMENT

5-rm bung with nearly 7 acres. Fenced, cleared. Ready for crop. Full price $11,950

Ruth E. Hutcheson, EV 4-9318
GR 8-3536

LOVELY SETTING

Choice 3-bedrm stucco bung. L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location, 3-mile circle with fine open view in the Blenkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600

Call B. E. Porritt, EV 4-9318, EV 4-6153.

HURRY! HURRY! NO. 12

Here is another wonderful, wonderful buy. Spotless home, new roof immaculate condition. Living room, large kitchen (oil range included), 3-piece bath, 2 bedrooms, (poss. 3). Full basement, garden back and front, all fenced. At the low, low price $7200

Just think only $2,000 (perhaps $1,500) down, $60 per month in the lovely

FAIRFIELD

district, close to schools, shops, transportation. So hurry, hurry for this really HOT buy, ring K. J. WILLIAMS EV 5-6741 or GR 8-3718 now for this wonderful buy. Northwestern Securities of Victoria Ltd.

ROLSTON HEIGHTS — CHOICE 3-bedrm basement home of distinction. Top quality and value. Full basement, Oil-O-Matic heat. High location. Only the best. $4,500 down at $14,950. R. Harris, EV 2-4255 anytime. J. H. Whittome & Co Limited.

V.L.A., 2-YEAR-OLD, 3-BEDROOM, stucco home, 1.83 acres; 5-mile circle. Immediate possession. GR 7-2967.

150 HOUSES FOR SALE

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

ACREAGE

Very pleasant NHA home of 3 bedrms, just 2 yrs old and in excellent condition. LR with FP, DR, elec kit, FC basement with roughed-in plumbing and FP, 2-car garage, 1¼ acres in quiet surroundings, good stable for 2 horses, fully fenced. $2,500 down. Full price $14,750

Bill Pelton, EV 2-5104 anytime

SUMMER COTTAGE

For quiet, secluded spot to relax every weekend this summer away from the rush of the city, see this 3-room cottage on lge treed lot overlooking lovely Prospect Lake. Perfect seclusion, safe bathing. Half-hour from City Hall. $5000

For quick sale (cash)
P. G. Jackson, EV 2-5104 anytime

FAR FROM THE MADDING CROWD'S IGNOBLE STRIFE

800' waterfront, 32 acres including 26 acres of parkland. Attractive home situated on a gentle slope overlooking a pleasant cove and islands. The house consists of 18x16 LR with FP, 2 bedrms, cab kit. Has wonderful possibilities for a marina or resort. Full price $18,500 with terms

Mr. Davies, EV 2-5104 anytime

GORDON HEAD

Located on high ground with view of the sea. This 2-bedrm home is for sale on terms with the owner, who has clear title. There is a lge LR with hdwd floors and FP, modern kit with dining area, 4-pc bath, and oil heat. Separate garage. Full price $12,900

Mrs. Lachlan, EV 2-5104 anytime

WHITTOME'S

Established 1898

$2500 DOWN ESQUIMALT

Views over the Gorge Vale Golf Course and surrounding area. Treed location. 2 bedrooms, large living room with fireplace, dining area looking out on to well-kept fenced lawn, smart kitchen with electric range included. Spotless throughout. Full basement with D-I garage. $11,000

Oil-O-Matic heat.
Vivienne Appleyard, EV 2-4255 anytime.

DESIGNED FOR LIVING

Most attractively designed for ease and economy, featuring knotty cedar panelling, and raised fireplace in large living room. Mahogany panelled thru hall to 3 bedrooms and 4pc bath. Housewife's dream kitchen with large counter space. The added attraction is a SUPERB LEGAL SUITE IN BASEMENT with picture window. Owner transferred, says sell. Your down payment should handle. Try it. $15,950

Full price
Vivienne Appleyard, EV 2-4255 anytime.

$5500 — $5500

A LOW DOWN PAYMENT AND ONLY $50 MONTHLY for this clear title 5-room bungalow. This property is in a nice setting and very close to all conveniences. Large (20 ft.) Olde England type LR and fireplace, 2 (or 3) bedrms; no basement but concrete footings. The adjoining building lot can be purchased for an extra $1,200 cash, if desired. Immediate possession. Hurry and call Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829.

VACANT 3 BEDROOMS $2500 DOWN

Really smart six-rm full-basement Oil-O-Matic bungalow. Spacious living room, electric cabinet kitchen with bar and hanging cabinets separating dining area. Utility on main floor. Bedrooms good size with large closets. Daylight basement, drive-in garage. Move right in. Good bus and schools. $13,750

Full price
Mr. Drew, EV 2-4255 anytime, res. EV 3-4980.

J. H. WHITTOME & CO LTD.
1218 Broad Street — EV 2-4255
anytime
Member Multiple Listing Bureau.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

FOUR-BEDROOM FAMILY HOME
3485 Bethune

Through hall, LR with fireplace, dining room, elec cab kitchen, tiled bathroom. Full high basement, oil heat. Plumbed for auto washer, drive-in garage. Also separate workshop and garage 18x26. Large fenced lot, well landscaped. Immediate possession. $13,200

Full price
C. Ness or R. G. Clarke, EV 5-8794, EV 5-2791, EV 2-6817.

WE HAVE IT

$1,500 to $8,200—Land residential and commercial.
$12,500 to $35,000 — Modern five-room stucco with basement home, to a Tudor-Swiss with eight rooms plus a suite, on an acre of park-like grounds.
$22,000 to $30,000—Modern de luxe duplexes. For details of the above and many more properties of all types. Call F. Marconi EV 2-8111 EV 4-6625.

CANADA TR